



FILE: PA 02-0075

DATE: October 2, 2002

TO: File/Record/Applicant

FROM: Thomas B. Mathews, Director, Planning and Development Services Department

SUBJECT: Planning Application PA02-0075 for Site Development to construct a 1,200 square foot second residential unit.

LOCATION: 10932 Ivy Lane, Orange Park Acres

APPLICANT: Frank & Beverlee Frisch

I. NATURE OF PROJECT:

The 1.27 acre site is located in the Orange Park Acres community and is zoned E4-1 "Small Estates" District with the number following the zone representing a one acre minimum for the district. Many properties in the Orange Park Acres area have large lots with barns and other accessory structures. Zoning Code Section 7-9-67.6 states that second residential units are permitted within the "Small Estates" District.

The residence is situated at the end of Ivy Lane, a cul-de-sac street located off Meads Avenue. The project site consists of a primary residence, a barn, a large rear yard with horse corrals, and covered stalls in the rear of the property. The primary residence with an attached three-car garage was constructed in 1974. A detached barn was also constructed in 1974 adjacent to the single-family residence. The barn is located 3 feet from the right property line and measures approximately 15 feet high. In 1993, a room addition and a garage addition were completed.

This Site Development Permit is for the construction of a 1,200 square foot second residential unit to be located in the rear yard in conformance with Zoning Code Section 7-9-146.5 on a building site that is 1.27 acres in size. The second residential unit will be located 8' from an existing barn. The proposal will include one large bedroom with one bathroom, a kitchen, dinning area and a great room with a fireplace. A covered patio will be located on the western portion of the structure and an entry porch will be located on the eastern portion of the structure. Leech lines for the unit will be located in the rear portion of the property. The home and the proposed second residential unit will have separate septic systems.

The proposal will meet the Site Development Standards for the "Small Estates" District. The structure will be approximately 14 feet in height. The existing four-car garage along with potential parking in the driveway will satisfy the required parking for the site. The structure will meet all setback requirements. The structure will be located 16' from the right property line, 116' from the left property line, 137' from the rear property line, and 8' from the existing barn. The structures on site will not exceed the building site coverage of 35%.

As originally submitted the second residential unit was attached to the existing barn. However, the barn is a legal non-conforming structure due to its' height and proximity to the property line. Therefore, the applicant has agreed to separate the barn from the proposed structure by 8 feet.

II. REFERENCE: (Authority for Administrative action is given by what ordinance, regulation, etc.)

County of Orange Zoning Code 7-9-150 "Discretionary Permits and Procedures" and 7-9-146.5 "Guesthouse or Second Residential Unit".

III. ENVIRONMENTAL DOCUMENTATION:

The proposed project is Categorically Exempt (Class 3) as defined by the California Environmental Quality Act. Appendix A contains the required CEQA Finding.

IV. CERTIFICATION:

I hereby certify that the subject proposal has been Conditionally Approved as noted below.

Thomas B. Mathews, Director
Planning and Development Services Department

By: _____

Chad Brown, Section Chief
CPSD/Site Planning Section

JJT

ATTACHMENTS:

Appendix A - Findings
Appendix B - Conditions of Approval
Appendix C - Site Photos

APPEAL PROCEDURE

Any interested person may appeal the decision of the Director on this permit to the Orange County Planning Commission within 15 calendar days of the decision upon submittal of required documents and a filing fee of \$245.00 filed at the Development Processing Center, 300 N. Flower St., Santa Ana.